

FARMINGTON CITY COUNCIL MEETING

Wednesday, May 18, 2005

REGULAR CITY COUNCIL/CITY CHAMBERS/CALL TO ORDER

PRESENT: Mayor David M. Connors, Council Members Richard Dutson, David Hale, Larry W. Haugen, Susan T. Holmes, Sidney C. Young, City Manager Max Forbush, City Planner David Petersen, City Recorder Margy Lomax, and Recording Secretary Jill Hedberg.

Mayor Connors called the meeting to order at 7:00 P.M. **Sid Young** offered the invocation. The Pledge of Allegiance was led by **Susan Holmes**.

APPROVAL OF MINUTES OF PREVIOUS MEETING

Rick Dutson moved to approve the minutes of the May 4, 2005, City Council Meeting. **Susan Holmes** seconded the motion with changes as noted. The voting was unanimous in the affirmative.

PRESENTATION OF CHECK TO AMERICAN CANCER SOCIETY (Agenda Item #3).

Pat Sorensen presented a check to the American Cancer Society representatives in the amount of \$3,895.00 on behalf of the Farmington Pioneer Christmas organization

REPORT OF PLANNING COMMISSION (Agenda Item #4).

David Petersen reported proceedings of the Planning Commission meeting held May 12, 2005. He covered the following items:

- The Planning Commission affirmed their recommendation of April 14, 2005, to amend the Cornerstone Subdivision Plat by vacating three lots and a street right-of-way and thereafter creating four lots in the place thereof, in order to “reset the clock”, as required by State law. The item will be considered by the City Council on June 1, 2005, along with the plat amendment. The Planning Commission recommended denying the request to vacate three lots and a street right-of-way in order to create four lots.
- The Planning Commission recommended the City Council amend the Fairways of Oakridge Subdivision Plat by combining six lots into three lots.
- The Planning Commission granted approval for a Conditional Use Permit to Robert and Nell Howell to conduct swimming lessons at 1959 North Bella Vista Drive, subject to the Farmington City ordinance requirements and the following conditions:

1. No more than 16 individuals may receive instruction at any one time.
 2. The Farmington City Building Official shall inspect the facilities to ensure compliance with the International Building Code.
 3. Documentation shall be provided to Farmington City that all instructors are certified.
 4. The Conditional Use Permit shall be valid for a three year period, at which time a new application shall be necessary in order to continue operating the business.
- The Planning Commission granted approval for a Conditional Use Permit to Lorene Palmer to operate a candle manufacturing business in an unattached accessory building at 552 South 1025 West.
 - The Planning Commission tabled consideration of the requested Conditional Use and Site Plan approval for a two-family dwelling at 422 South 200 East. There was a lot of public protest received.
 - The Planning Commission recommended the City Council annex the area as proposed and to further zone the property A if an acceptable schematic plan was not reviewed and approved by the City. The hearing was scheduled for May 26, 2005, since the owner was unable to attend. A notice was sent to residents within 300' of the property informing them that the concept plan could be viewed at that hearing.
 - The Planning Commission authorized **Chairman Ritz** to sign the letter informing the Redevelopment Agency that the Planning Commission had reviewed the Station Park Redevelopment Project Area Plan Draft and found it to be consistent with the City's General Plan, the City plans for the development of the area and the Capital Facility Plan of the City.
 - The Planning Commission discussed the Master Transportation Plan in order to present recommendations to the City Council at the Special Meeting held on May 17, 2005.
 - The Planning Commission heard Tom Stuart's proposed plans to develop the old proposed DMV site into an office building. Mr. Stuart requested preliminary acceptance to proceed with the project. The Planning Commission did not think the proposed building blended with the existing buildings in the area but suggested he proceed with the proposal as planned.

- The Planning Commission discussed dumpster issues with the owners of the proposed deli located at 48 North 100 East. The Planning Commission delegated the dumpster issue to staff allowing Dave Petersen the final discretion as to what kind of block should be utilized.

PUBLIC HEARING: CONSIDERATION OF LEWIS NORD'S PLAT AMENDMENT REQUEST TO VACATE LOT 4 FROM FARMINGTON DOWNS WEST SUBDIVISION (CONTINUED) (Agenda Item #5).

According to packet information, Farmington City received a petition from Lewis Nord to amend the Farmington Downs West subdivision by vacating all of Lot 4 for "future developing purposes". The Planning Commission reviewed the petition on February 23, 2005, and recommended that the City Council approve Mr. Nord's request.

In consideration of Mr. Nord's petition, the City Council must determine whether or not the public or any person will be materially injured by the proposed amendment. The City has received letters of protest from Kenneth E. Williams and V Dian Williams, Brad and Maureen Benson, and Terry and Jamie Cathcart. Another letter of protest was received from Cheryl Farnsworth. Furthermore, a 15' wide storm drain easement traverses across Lots 2, 3, and 4 of the Farmington Downs West subdivision. It needs to be considered how the proposed amendment vacating all of Lot 4 will effect the existing storm drain easement.

David Petersen informed the City Council that Farmington Downs was a platted subdivision which was made up of four lots.. The applicant, Symphony Homes, was requesting to amend the plat by taking Lot 4 and adding it to a new subdivision which would border Farmington Downs.

Mr. Petersen provided a brief history of the plat amendment request to the City Council. He stated the Planning Commission had reviewed the item on February 23, 2005. A recommendation was given to the City Council. After the meeting, notices were sent to residents within 300 feet of the property to advise them of the public hearing which would be held in April. All three residents bordering the property submitted a proposal. At the public hearing held in April, there were two options given. If the request was honored, there had to be a cause established. The citizens opposing the request had to show material damage would be suffered if the action was taken, in order for the request to be denied. The decision was tabled due to the lack of proof provided by either side.

Public Hearing

Mayor Connors opened the meeting to a public hearing.

Bruce Robinson (an owner of Symphony Homes) introduced the property owner, Bob Murray, and Tony Coombs, who handled Symphony Homes developmental business. Symphony

Homes had presented a proposal to the City Council several months ago. They were asked to submit a more creative design. A considerable amount of money was invested to enhance the design. A site plan was displayed to illustrate the loss that would occur if the five acres were eliminated from the plan. He said a narrow corridor would be created, which would eliminate the grand entrance, the pool area, a cul-de-sac, and the buffer which would have been provided to the residents on the south. The largest lots in the proposed neighborhood would border the five acres. He stated the five acres were critical to the project and would allow for additional open spaces, a pocket park, and a detention basin. He said Symphony Homes would also include a six foot fence.

Mr. Robinson did not feel the existing neighbors would incur damage from the plat amendment. He suggested Symphony's development would increase the value in the area. The road provided by Symphony would prohibit a land lock. He stated the road was already a major collector with smaller lots.

Mr. Petersen provided the Council with a copy of the Utah Municipal Code which stated:

10-9-810. Grounds for vacating or changing a plat.

(1) (b) If the responsible body or officer is satisfied that neither the public nor any person will be materially injured by the proposed vacation, alteration, or amendment, and that there is good cause for the vacation, alteration, or amendment, the legislative body, by ordinance, may vacate, alter, or amend the plat, any portion of the plat, or any street or lot.

The Council Members discussed the code and determined that it was a legislative decision that needed to be made. They agreed the code was unclear as to who had the burden to prove material damage would be suffered or that there was good cause for the vacation.

Mr. Petersen said the Planning Commission recommended vacating Lot 4 from the Farmington Downs West Subdivision.

Terry Cathcart (308 South 1100 West) said he owned Lot 3 which would border the Symphony development. He purchased Lot 3 assuming Lot 4 would act as a buffer between his property and other developments. He was concerned his horses would be an issue to the Symphony homeowners. An appraiser had informed him his property value would be reduced if the development were to occur. He was against vacating Lot 4 and felt he would be materially injured.

Cheryl Farnsworth (287 South 1100 West) said her home was directly east of the five acre parcel. She felt her property would be negatively impacted due to the increased traffic on 1100 West. She said there could not be a value placed on lives. She did not think the subdivision would blend with the current neighborhood. She purchased her property under the assumption it would remain a rural area since it was zoned agricultural. She would like to maintain the peace and quiet she currently enjoys.

Mayor Connors reminded the citizens and Council Members that the issue was whether to vacate the five acre parcel. The issue was not what would occupy the area thereafter. He invited Symphony Homes to finalize their comments.

Mr. Robinson said there was good cause to vacate the four acres because the development could include larger lots, a swimming pool, and a more desirable road configuration. He did not think the residents would be materially damaged by the development. He stated the property values had increased despite the smaller lots that had already been approved. He said the City had requested Symphony Homes provide a community similar to the development in West Kaysville. This could only be achieved if the five acres were vacated.

Public Hearing Closed

With no further comments, **Mayor Connors** closed the public hearing and asked the City Council for their consideration.

Rick Dutson asked what the homes would cost in the Symphony development and when the project was scheduled to be developed.

Mr. Robinson said the average house price would be \$450,000.00. The closing date was scheduled in August.

David Hale did not feel there would be material injury since there were large lots and homes. He stated the City was in need of an open water line for public safety and the area would also need drainage. He felt Lot 4 would contribute to a stronger community.

Rick Dutson was concerned about losing rural property in Farmington but felt the homes near the development would gain from the expensive new development. He listed the following pros and cons:

Material Injury

- Safety issues due to increased traffic
- Rural nature of the area would be damaged
- Reduced property value
- Conflict of rural environment

Substantial Cause

- Smaller lots have already been approved
- 1100 West is a collector road

- 20' buffer fence
- Property values nearby would increase
- Addition of a stubbed road to the west

The Council Members considered the pros and cons.

Sid Young questioned whether the issue was considered “adverse taking”.

Mayor Connors said the issue would not be considered “a taking”. It was a decision that was made with supportable findings. He stated the other property owners did not have a vested property right to the lot.

Larry Haugen said he was concerned that the residents had been told the area would remain rural. He opposed the plat amendment due to the diminishing horse property in the City.

Sid Young stated that many of the lots on the street were not in a subdivision which could lead to issues in the future. He did not think the development blended with the existing neighborhood.

Susan Holmes stated economic injury could occur in different ways. She said Mr. Murray could choose to sell Lot 4 to less reputable home builders or could use the land for other agricultural purposes. She stated the Master Transportation Plan had always specified 1100 West as a major collector. She said the issue to be considered was material damage, not emotional damage. She did not think material injury would incur since the property was only being moved out of a subdivision into another proposed subdivision. She did not feel the neighbor’s property value would decrease if the property were vacated.

Larry Haugen was concerned as to the liabilities that could occur by children entering farming areas.

Motion

Susan Holmes moved that the City Council adopt ORDINANCE NO. 2005_, AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER AN ORDER VACATING AND AMENDMENT ALL OF LOT 4 OF THE FARMINGTON DOWNS WEST SUBDIVISION AND DIRECTING THAT THE SAME BE RECORDED WITH THE DAVIS COUNTY RECORDER’S OFFICE. **Rick Dutson** seconded the motion, which passed by a 3 to 2 vote.

Findings

- No material injury occurred
- Smaller lots were already approved
- 1100 West was already a collector road

- Proposed access road would provide for public safety
- Buffering would be required between the residents and the development
- Property values would not be affected
- Potential drainage benefit
- The street from Eagle did not include treatments on the east side. The plat amendment could divide four lots into two in the future.

Council Members stated they were sensitive to the neighbor's emotional concerns. It was suggested that residents in the new development be advised as to the horse property issues.

REQUEST TO NARROW PUE IN FARMINGTON GREENS SUBDIVISION - GERALD TULLY (Agenda Item #6).

David Petersen stated the property owner desired to widen the hallways of his home to provide better wheelchair access. The Mayor would need to sign a revocation of easement document which would narrow the easement along the lot line of the subdivision by one foot. **Mr. Petersen** recommended allowing the easement narrowing because the neighborhood would not be impacted.

Motion

Rick Dutson moved that the City Council authorize the Mayor to sign the revocation of easement document narrowing by one foot an easement along the lot line within the subdivision, subject to confirmation that all appropriate provisions of statute had been complied. **Sid Young** seconded the motion, which passed by unanimous vote.

CONSIDERATION OF FINAL PLAT APPROVAL FOR SILVERWOOD SUBDIVISION AT APPROXIMATELY 1750 WEST 1400 NORTH INCLUDING RELATED EASEMENTS - RON MARTINEZ (Agenda Item #7).

According to packet information, the Farmington Planning Commission voted on April 14, 2005, to recommend to the City Council final plat approval for the application #S-5-03 for the Silverwood Estates Subdivision on property located at approximately 1800 West 1400 North. The motion for approval was subject to compliance with all applicable ordinance requirements and development standards and the following:

The developer shall comply with all conditions of preliminary plat approval.

1. The developer must receive approval for the improvement drawings, including a grading and drainage plan containing best management practices as referenced in Farmington City Storm Water Management Plan, from all the reviewing agencies including, but not limited to, the City Engineer, Farmington City Public Works

Department, Fire Department, Central Davis Sewer District, FAPID and Davis County Flood Control.

David Petersen said the improvement drawings were almost complete.

2. The developer must receive a flood control permit from Davis County.

David Petersen said the permits should be complete on May 18, 2005.

3. A conservation easement acceptable to the City must be placed over the open space identified on the final plat concurrently with recordation of the final plat.

David Petersen said the item had been completed.

4. The developer shall prepare a Store Water Pollution Prevention Plan (SWPPP) acceptable to the City Storm Water Official.

David Petersen said the Plan had been prepared and was under review.

5. Final plat shall be adjustments.

David Petersen said the plat adjustments had been completed.

6. The developer shall enter into an agreement with the City regarding the long-term maintenance and upkeep of the detention basin area. This may result in a storm drain easement conveyed by the developer to the City.

David Petersen said the agreement had been completed.

7. The City shall enter into a pioneering agreement with the developer regarding the extension of the water line along the east frontage road.

David Petersen said there had been an agreement reached between the City Staff, the City Attorney, and the developer.

David Hale said he had talked to Mr. Potter who owns the adjacent property. Mr. Potter said he was not opposed to the development but was concerned about possible flooding. Kim Wallace told him easements should be created to allow the storm water to drain off. Property owners had not been contacted regarding easements.

Gayle Potter (1418 North 1700 West) said Haight Creek goes onto his property then under the Frontage Road and freeway. The Davis County Engineer informed him the water would have to go across his property.

Mayor Connors questioned whether the issues should be handled by the City or by the County.

Ron Martinez said he had applied for Davis County Flood Control permits and had been told they would respond quickly. Mr. Wallace physically inspected Haight Creek which had not been reviewed for some time. Mr. Wallace informed Mr. Martinez that the Creek had moved approximately 60 feet. Mr. Potter had told Mr. Martinez he wasn't opposed to the easement as long as their landscaping was not disturbed. Mr. Martinez questioned how the creek had moved 60 feet but the County did not know. Mr. Martinez said he will work with City Staff and Mr. Potter to resolve any issues.

Motion

David Hale moved that the City Council approve the final plat on the Silverwood Subdivision subject to the following conditions:

1. The conditions outlined on the letter to Ron Martinez from David Petersen dated April 14, 2005 shall be met.
2. A storm water easement shall be agreed upon by City Staff, the developer, and Mr. Potter.
3. Trail easements, public utilities, storm water easements, and conservation issues shall be resolved with the County.
4. The City Attorney shall approve the CC&Rs.

Susan Holmes seconded the motion, which passed by unanimous vote.

MINUTE MOTION APPROVING BUSINESS OF CONSENT (Agenda Item #8).

Susan Holmes moved that the City Council approve the following items by consent as follows:

- 8-1. Ratification of Construction Bond Agreements previously signed by Mayor Connors.
- 8-2. Approval of Improvements Bond Agreement with Garbett Homes for Farmington Preserve Trails.

- 8-3. Approval of Leisure Services Contractual Instructional Services Agreement with Jeff Christensen. He will be teaching a class on science. He's known as the "Mad Scientist".
- 8-4. Approval of Robinson Waste Services Request for 15¢/month increase in garbage collection services caused by fuel cost increase. Mr. Robinson is very willing to reduce the cost of the collection fee should the fuel cost go down significantly.
- 8-5. Authorization for Mayor to sign 2005 State Homeland Security Grant "Articles of Agreement". The amount shown on the grant is the amount of equipment the City would receive. Actually, the equipment is purchased by the County in behalf of the City and then given to the City. Hence, the need to sign the articles of agreement. The actual dollars in-flow and out-flow will not be part of the City budget.
- 8-6. Approval of contract agreement with the Division of State History (\$3,900 grant) with associated award of contract for reconnaissance level survey work to be performed by Beatrice Lufkin. Approval constitutes both approving the grant contract with the Division of State History and approving a contract for work to be done on the level survey work (\$10 per survey up to \$300 for \$3,000).

Larry Haugen seconded the motion, which passed by unanimous vote.

CONSIDERATION FOR ADOPTION OF A RESOLUTION AUTHORIZING THE ISSUANCE AND SALE OF NOT MORE THAN \$2,100,000 AGGREGATE PRINCIPAL AMOUNT OF SALES TAX REVENUE AND REFUNDING BONDS, SERIES 2005 (Agenda Item #9).

RESOLUTION NO. 2005-15

CONSIDERATION FOR ADOPTION OF A RESOLUTION AUTHORIZING THE ISSUANCE AND SALE OF NOT MORE THAN \$2,100,000 AGGREGATE PRINCIPAL AMOUNT OF SALES TAX REVENUE AND REFUNDING BONDS, SERIES 2005 OF FARMINGTON CITY, DAVIS COUNTY, UTAH FOR THE PURPOSE OF (I) REFUNDING ALL OR A PORTION OF THE ISSUER'S OUTSTANDING EXCISE TAX ROAD BONDS, SERIES 2001, AS WELL AS OTHER DEBT OBLIGATIONS OF THE ISSUER; (II) FINANCING ALL OR A PORTION OF THE COSTS OF (A) EXPANDING AND RENOVATING A CITY MUSEUM; (B) CONSTRUCTING IMPROVEMENTS TO THE COMMUNITY CENTER, AND ©) STORM DRAIN IMPROVEMENTS, AND (D) ROAD IMPROVEMENTS (COLLECTIVELY, THE "PROJECT") (II) FUNDING A DEBT SERVICE RESERVE FUND, IF REQUIRED, AND (III) PAYING COSTS OF ISSUING THE BONDS; CALLING A PUBLIC HEARING AND ESTABLISHING A TIME, PLACE AND LOCATION FOR SAID PUBLIC HEARING; PROVIDING FOR PUBLICATION OF A NOTICE OF PUBLIC HEARING AND BONDS TO BE

ISSUED; PROVIDING FOR A PLEDGE OF SALES TAX REVENUES FOR REPAYMENT OF THE BONDS; FIXING THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF THE BONDS, THE MAXIMUM NUMBER OF YEARS OVER WHICH THE BONDS MAY MATURE, THE MAXIMUM INTEREST RATE WHICH THE BONDS MAY BEAR, AND THE MAXIMUM DISCOUNT FOR PAR AT WHICH THE BONDS MAY BE SOLD; PROVIDING FOR THE RUNNING OF A CONTEST PERIOD; AND RELATED MATTERS.

Keith Johnson reviewed the following possible uses of bond proceeds from the Sales Tax Revenue Bond with the City Council:

1.	Community Center Basement and Museum 10 year pay schedule	\$460,000.00
2.	Refinance of Road Excise Tax Bond Owe 6 years	\$737,000.00
3.	Refinance of Line of Credit in Water for Water Meters Owe 7 years	\$237,000.00
4.	West Clark Lane storm water and street widening	\$300,000.00
5.	Piping of Farmington Creek Davis County request	\$80,000.00
6.	Miscellaneous and Reserve Fund, if needed	<u>\$284,000.00</u>
	Total Amount of Bond	\$2,100,000.00

Mr. Johnson stated Items 4 and 5 were precautionary estimates for certain developers. There would not be a debt reserve fund so it would not likely be borrowed. A decision needed to be made by June 10, 2005. Final approval would be requested on June 15, 2005.

Motion

Susan Holmes moved to approve the resolution. **David Hale** seconded the motion, which passed by unanimous vote.

Sid Young asked what the refinancing interest was.

Jonathon Ward of Zions Bank said the interest was 4 ½ % on the line of credit. The Road Excise Tax Bond was approximately 5.26%. The road revenue bonds were fixed. The new bids are 4%.

TRANSPORTATION MASTER PLAN (Agenda Item #10).

According to packet information, this is a carryover item from the May 17 transportation hearing. Formal action will occur at a later date after one more public hearing. The purpose of these hearings is to obtain direction from both Planning Commission and the City Council to the transportation engineers as to what to include in the final draft of the *Transportation Plan*.

Max Forbush said the Farmington City Newsletter stated the deadline for comments regarding the Master Transportation Plan was June 1, 2005. The issue should be addressed by the City Council at the June 1, 2005 meeting. He suggested scheduling a work session prior to the meeting.

Sid Young addressed the Northwest Farmington/Oakridge Area issue stating he felt the preserved corridor should be a through road rather than a dead end.

David Hale stated the traffic coming from 200 North in Kaysville would impact Farmington. He felt there should be a corridor that would preserve Shepard Lane by transferring traffic onto the I-15 facility. He favored the “fly over” rather than a “full diamond”.

Sid Young was concerned about the roundabout in Northeast Farmington. He was in favor of BRT traveling on the Frontage Road but did not think it should access the downtown area. He suggested the City Council meet with Centerville’s City Council to discuss BRT route alternatives.

Max Forbush said Greg Scott had informed him that BRT would not be successful west of the Jr. High School.

Susan Holmes suggested the BRT travel on the Frontage Road to Glover Lane. It could then travel down 1100 West in front of the rail and the complex. It would travel east to Lagoon and wrap around towards State Street then exit 200 West.

Mayor Connors said he thought it would be appropriate to delay the BRT decision until questions could be resolved.

Larry felt the ridership estimates at the Courthouse were inaccurate.

Susan Holmes said they needed strong support for east/west bus options.

Rick Dutson stated that citizens would like all options to be considered before approving a roundabout on North Main.

David Petersen said there were three options that could be considered: a traffic light, a stop sign, or a roundabout. The Planning Commission seemed to favor the roundabout but wanted to see models.

Max Forbush said Russell Youd told him there did not need to be a preferred option for the north Main Street/mountain road intersection listed for the Master Transportation Plan. **Mr. Forbush** had talked to County representatives about the collector next to the UTA option on 1100 West but they did not like the alternative because they felt the proposed road would destroy parking at the Fairgrounds facility.

Susan Holmes said she would like more roundabout studies done. She was concerned about the “flyovers” east of Shepard Lane. She did not think the road should dead-end and thought there should be a better way to connect the road to Park Lane. She stated 1100 West had always been planned as a major collector and suggested creating minor collectors on 1525 West and 650 West. She favored 1525 West because people exiting the Ranches could go southbound. She felt the Cattle Road should be explored but was not in favor of the road following the railroad tracks. She was concerned about the safety of school children at the at-grade intersection near State Street and the overpass.

Max Forbush reported UDOT would not fund a study to examining the west State Street raised intersection but UDOT said they would consider the improvements if the City were to fund the studies.

David Hale suggested focusing efforts on the continuous Frontage Road to alleviate traffic in front of the schools.

Council Members suggested Horrocks Engineering perform studies regarding the roundabout at Somerset and the Mountain Road before June 1, 2005. They also suggested the roundabout option at North Main be quickly analyzed, as well as how a continuous Frontage Road could be configured without a traffic light.

FARMINGTON COVE HOME OWNERS ASSOCIATION LETTER (Agenda Item #11).

The issue had been resolved.

MISCELLANEOUS (Agenda Item #12).

Larry Haugen said a culinary water value boxes needed to be repaired near 100 North Main. He also suggested trees on the west side of the curve on S.R. 106 near 600 North be pruned.

Rick Dutson stated there had been a Neighborhood Mixed Use / Planning Commission work session. It was agreed there would be text discussion on May 26, 2005. He said the Miss Farmington Pageant was a success.

David Hale expressed concerns regarding the Farmington Service Station. The owner had the right to sale impounds but he was not a licensed dealer so he should not be selling more than two cars per year. There seemed to be vehicle registration violations on the unowned cars.

Council Members agreed the owner had been asked to beautify his property in the past, but the improvements had not been maintained.

Susan Holmes suggested property upkeep be enforced on 650 West and Glover Lane.

Mayor Connors said there was a damaged manhole cover on Somerset Drive. The pavement was also damaged.

Mayor Connors offered Council Members a copy of the 2005 Population Statistics which estimated Farmington's population to be 14,500. The build-out estimate for Farmington was 25,621. He also offered the Council Members a copy of the Davis County Comprehensive Hillside Master Plan. He advised the Council Members that he and Jerry Stevenson had motioned for mayors to give their approval that the County Commissioners impose a \$10 charge at the time of vehicle registration for corridor preservation, which passed by unanimous vote. The resolution will be signed by all 15 mayors.

Max Forbush said the Davis County Clipper requested the City Council select a Father of the Year. The Council agreed to recommend Bob Beal, as suggested by David Hale.

BUDGET ITEM

Discussion was held regarding the possibility of using \$26,000 that had been previously earmarked for GPS mapping/survey work to go towards architectural services for the remodeling of the City Hall. The City Manager said that he had thought about holding a bond election in 2006 for a new Police Station and there is the possibility of adding the remodel of the City Hall to that election. He said the City would need to have a source of revenue from which the bond proceeds for the remodel could be paid back. He said there are funds available from the Police Capital Facility account to build the Police Station. The Council was in consensus to budget the \$26,000 for architectural services to develop a plan for a City Hall remodel/addition.

CLOSED SESSION

At 10: 15 p.m. a motion was made by David Hale to go into closed session to discuss strategy as it pertains to litigation. The motion was seconded by Rick Dutson with all Council Members voting in the affirmative.

At 10:33 p.m. a motion was made by David Hale with a second by Larry Haugen to go back into open session. The motion passed unanimously.

ADJOURNMENT

There was no further business to be brought before the Council so upon David Hale moving and Susan Holmes seconding the meeting adjourned at 10:33 p.m.

Margy Lomax, City Recorder
Farmington City